| 068.0 | 0006 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 549,600 / 549,600 |
| | | | | | USE VALUE: | 549,600 / 549,600 |
| | | | | | ASSESSED: | 549,600 / 549,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 219 | | SUMMER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORRISON-PAGLUCIA GINA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 219 SUMMER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CHARLSON EDNA - |
| Owner 2: | DEFILIPPIS VIRGINIA - |
| Street 1: | 219 SUMMER ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 3,401 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 3401.000 | 220,700 | | 328,900 | 549,600 |
| Total Card | 0.078 | 220,700 | | 328,900 | 549,600 |
| Total Parcel | 0.078 | 220,700 | | 328,900 | 549,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.38 | /Parcel: 440.3

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43660
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 068.0-0006-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 220,700 | 0 | 3,401. | 328,900 | 549,600 | 549,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 191,300 | 0 | 3,401. | 333,600 | 524,900 | 524,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 197,400 | 0 | 3,401. | 249,000 | 446,400 | 446,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 197,400 | 0 | 3,401. | 225,500 | 422,900 | 422,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 197,400 | 0 | 3,401. | 216,100 | 413,500 | 413,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 186,700 | 0 | 3,401. | 183,200 | 369,900 | 369,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 186,700 | 0 | 3,401. | 173,800 | 360,500 | 360,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 185,900 | 0 | 3,401. | 165,400 | 351,300 | 351,300 | | 12/13/2012 |

!5884!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:42:41 |

## LAST REV

| Date | Time |
|---|---|
| 10/16/18 | 13:40:18 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 43660 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5884

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CHARLSON EDNA | 33236-107 | | 7/11/2001 | | 300,000 | No | No | | Paul Morrison dod 09/24/2012 |
| | 10875-498 | | 7/15/1965 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/16/2015 | 689 | Re-Roof | 8,500 | | 6/17/2015 | | | Strip and re-roof. |
| 4/9/2013 | 501 | Redo Bat | 7,000 | C | | | | |
| 6/20/2006 | 491 | Manual | 4,200 | | | | | replace steps w/la |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/5/2018 | MEAS&NOTICE | CC | Chris C |
| 6/30/2015 | Permit Insp | PC | PHIL C |
| 6/12/2013 | Info Fm Prmt | EMK | Ellen K |
| 12/8/2008 | Meas/Inspect | 189 | PATRIOT |
| 11/1/2001 | MLS | MM | Mary M |
| 3/18/2000 | Inspected | 197 | PATRIOT |
| 1/13/2000 | Mailer Sent | | |
| 1/10/2000 | Measured | 264 | PATRIOT |
| 1/1/1992 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 3401 | | Sq. Ft. | Site | | 0 | 70. | 1.38 | 5 | | | Med. Tr | -10 | | | | | 328,879 | | | | | | 328,900 | |

Total AC/HA: 0.07808 | Total SF/SM: 3401 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 328,879 | Spl Credit | Total: 328,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 167.029 |
| Other Features: | 73500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 319786 |
| Depreciation: | 99134 |
| Depreciated Total: | 220652 |

## COMMENTS

SCUTTLE HOLE. OF=BMT SINK.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

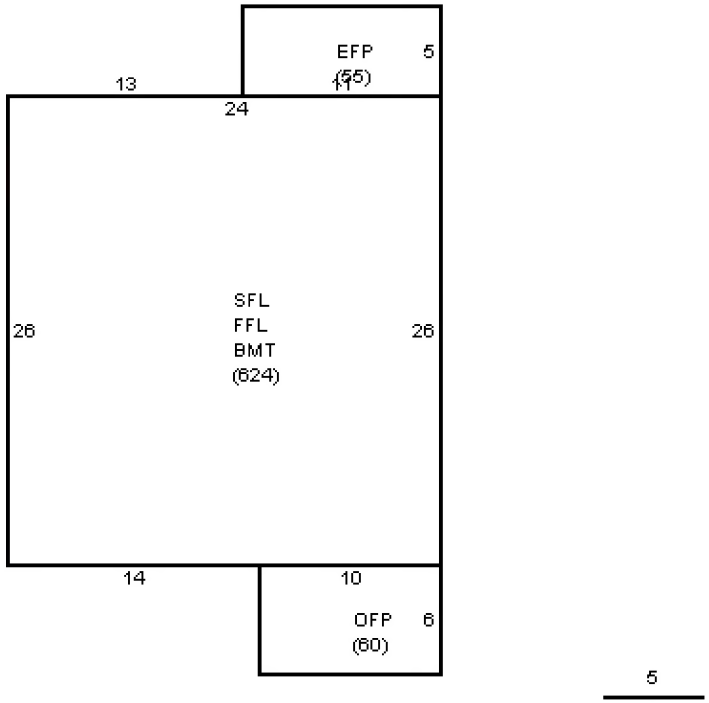
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 167.03 |
| Special Features: | 0 | Val/Su Net: | 111.07 |
| Final Total: | 220700 | Val/Su SzAd | 176.84 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 624 | 50.110 | 31,268 |
| FFL | First Floor | 624 | 167.030 | 104,226 |
| SFL | Second Floor | 624 | 167.030 | 104,226 |
| OFP | Open Porch | 60 | 43.550 | 2,613 |
| EFP | Enclos Porch | 55 | 71.860 | 3,952 |

Net Sketched Area: 1,987 | Total: 246,285

Size Ad 1248 | Gross Are 1987 | FinArea 1248

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

068.0-0006-0001.0

## IMAGE

AssessPro Patriot Properties, Inc